COMM SE COR OF NW1/4, W 1417
FT TO W R/W OF HWY 441, N 1645
FT, W 145 FT FOR POB, SW 100

GARCIA GLENDA N/GRANADOS ANTONIO
16932 US HIGHWAY 441
LAKE CITY, FL 32024

2026

22-6S-17-09739-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

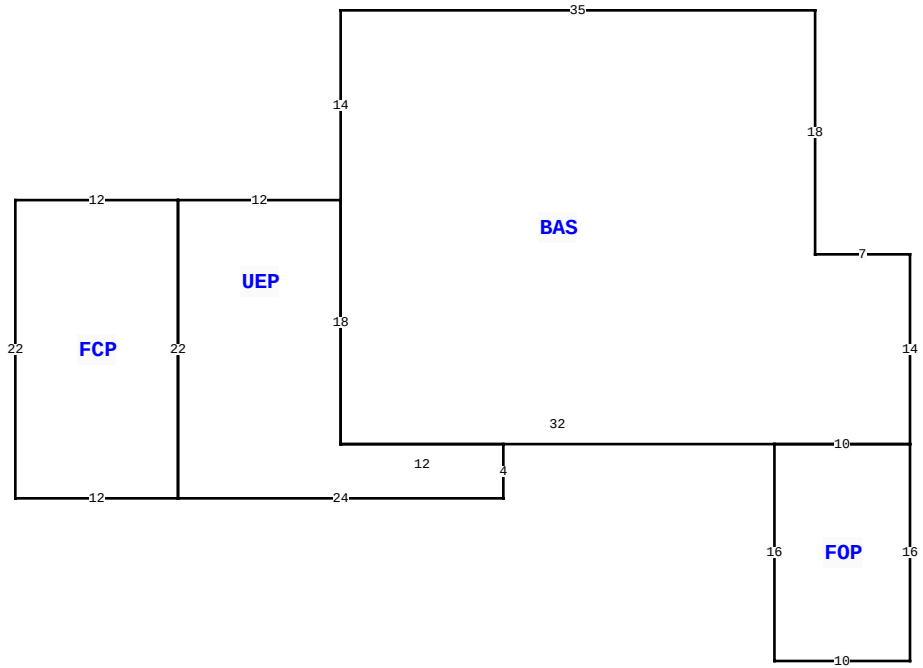
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,218	100		1,218	19,333
FCP	264	25		66	1,048
FOP	160	30		48	762
UEP	312	60		187	2,968
TOTALS	1,954			1,519	24,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,519	55.6920	63.49	96,441	1950	1950	0	0	40	35.00	25.00

1 SINGLE FAM 0% - 0 Heated Area: 1218 HX Base Yr



16932 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	24,110
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,980
TOTAL MARKET VALUE	26,090
SOH/AGL Deduction	3,782
ASSESSED VALUE	22,308
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,308
TOTAL JUST VALUE	26,090
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,229

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1305/0039	10/06/2015	QC	U	I	11	100
GRANTOR: DEBRA RYALS SNELGROVE						
GRANTEE: GLENDA N GARCIA & A						
1273/1759	4/09/2014	QC	U	I	11	11,300
GRANTOR: BANK OF NEW MELLON TR						
GRANTEE: CR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S14 UEP= W12 FCP= W12 S22 E12 N22$ S22 E24 N4 W12 N18$ S18 E32 FOP= S16 E10 N16 W10$ E10 N14 W7 N18$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	0.11	AC		1.00	1.00	1.00	18,000.00	18,000.00	1,980							

REVIEW DATE 10/25/2017 BY BC Total Acres: 0.11 Total Land Value: 1,980 Market: 0 Agricultural: 0 Common: 1,980 PRINTED 05/08/2026 BY SYS